

1 BILL NO.

R-78-05-24

2
3 RESOLUTION NO.

R-25-78

4 A RESOLUTION confirming an Approval
5 Order of the Fort Wayne City Plan
6 Commission concerning the West
7 Main Street Renewal Project Amended
8 proposed by the Fort Wayne
9 Redevelopment Commission and
10 confirming the Declaratory
11 Resolution - West Main Street
12 Renewal Project Amended

13 WHEREAS, the Fort Wayne Redevelopment Commission
14 adopted Declaratory Resolution - West Main Street Renewal
15 Project Amended on March 13, 1978, based on plans filed in
16 the office of said Redevelopment Commission--a copy of
17 which Resolution is on file in the office of the
18 Redevelopment Commission and is by reference incorporated
19 herein and made a part hereof, and

20 WHEREAS, the Plan Commission of the City of Fort
21 Wayne, at a meeting on March 27, 1978, adopted and issued
22 a written order approving said Declaratory Resolution and
23 the Urban Renewal Plan referred to therein relative to the
24 said West Main Street Renewal Project Amended--a copy of
25 which Order is on file in the office of the Redevelopment
26 Commission and is by reference incorporated herein and
27 made a part hereof, and

28 WHEREAS, the foregoing actions set forth in
29 Sections 1 and 2 herein of said Redevelopment Commission
30 and said City Plan Commission are in accordance with the
31 provisions of the Redevelopment of Cities and Towns Act
32 of 1953 (Chapter 176 of the Acts of 1953 of the General
33 Assembly of the State of Indiana, as Amended and
34 Supplemented).

35 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the said actions concerning
the West Main Street Renewal Project
Amended are hereby approved, ratified,
and confirmed.

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Councilman

APPROVED AS TO FORM
AND LEGALITY

CITY ATTORNEY

Read the first time in full and on motion by _____, seconded by

_____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by _____

seconded by _____, and duly adopted, placed on its passage.

PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>HINGA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HUNTER</u>	<u>✓</u>	_____	_____	_____	_____
<u>MOSES</u>	<u>✓</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-23-78

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE

(RESOLUTION) No. B-25-78 on the 23rd day of May, 1978

ATTEST: (SEAL)

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of May, 1978, at the hour of 10:30 o'clock A. M., E.S.T.

CITY CLERK

Approved and signed by me this 26th day of May, 1978

at the hour of 11:00 o'clock A. M., E.S.T.

MAYOR

RESOLUTION OF THE
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne, in regular session on Monday, May 22, 1978, having before it a copy of the "Fort Wayne Redevelopment Commission's Declaratory Resolution - West Main Street Renewal Project Amended" adopted by the Redevelopment Commission on March 13, 1978, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by Vivian Schmidt, seconded by Henry Wehrenberg, and unanimously approved, adopted the following resolution:

WHEREAS, the Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission a Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on March 13, 1978, designated as "Declaratory Resolution - West Main Street Renewal Project Amended", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution - West Main Street Renewal Project Amended and said Urban Renewal Plan conform to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan are accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this Resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution - West Main Street Renewal Project Amended.

STATE OF INDIANA)
COUNTY OF ALLEN) SS:

I, Darrell L. Blanton, President of the Fort Wayne City Plan Commission, do hereby certify that attached hereto is a full, true, and correct copy of a Resolution adopted by the Fort Wayne City Plan Commission at a regular meeting of said Commission held on Monday, May 22, 1978, and as the same appears of record in the official records of the said Plan Commission dated the 22nd day of May, 1978.

Approved:



Darrell L. Blanton, President
FORT WAYNE CITY PLAN COMMISSION

DECLARATORY RESOLUTION
WEST MAIN STREET RENEWAL PROJECT AMENDED

WHEREAS, the Fort Wayne Redevelopment Commission has made investigations, studies, and surveys of various blighted, deteriorated, and deteriorating areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies, and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies, and surveys, the Commission has found that the area hereinafter described has become blighted, deteriorated, and deteriorating to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and that the public health and welfare would be benefited by the urban renewal of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area hereinafter described because of the lack of development, cessation of growth, deterioration of improvements and character of occupancy, age and obsolescence, substandard character of the buildings, and other factors which have impaired values and prevented a normal development of the land included in said area or the use thereof, has become under current conditions undesirable for or impossible

of normal development and occupancy; and

WHEREAS, the Commission now further finds (a) that the hereinafter described area within said City has become and now is blighted, deteriorated, and deteriorating to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated, and deteriorating area, the location of the various parcels of property, streets, alleys, and other features affecting the urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area which are to be devoted to streets, alleys, sewerage, parks, plazas and open spaces, and other public purposes under the Urban Renewal Plan; and

WHEREAS, the Commission has caused a separate appraisal to be made by two (2) independent appraisers of the fair value of each of the parcels to be acquired, and the Commission now finds the estimated cost of acquiring the property in the blighted, deteriorated, and deteriorating area hereinafter described, determined by taking the average of the two (2) appraisals, is not to exceed Seven Hundred Sixty-Four Thousand, Three Hundred Fifty Dollars (\$ 764,350.00); and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne, Department of

Redevelopment, for its consideration and approval, a copy of Urban Renewal Plan for the area comprising the amended renewal project dated February 1, 1978 and consisting of 20 pages and _____ exhibits.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that it hereby makes the findings of fact hereinafter set forth and that the following described area in the City of Fort Wayne, Indiana, is found and declared to be blighted, deteriorated, and deteriorating within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and which area is bounded and described as follows:

Beginning at the point of intersection of the easterly right-of-way line of Calhoun Street and the southerly right-of-way line of the Norfolk and Western Railway Company; thence westerly along the southerly right-of-way line of the Norfolk and Western Railway Company to the westerly right-of-way line of Harrison Street; thence southerly along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Pearl Street; thence westerly along the northerly right-of-way line of Pearl Street to the westerly right-of-way line of Maiden Lane; thence southerly along the westerly right-of-way line of Maiden Lane to the northerly right-of-way line of Main Street; thence westerly along the northerly right-of-way line of Main Street to the easterly right-of-way line of Ewing Street; thence southerly along the easterly right-of-way line of Ewing Street to the northerly right-of-way line of Berry Street; thence easterly along the northerly right-of-way line of Berry Street to the westerly right-of-way line of Maiden Lane; thence northerly along the westerly right-of-way line of Maiden Lane to the southerly right-of-way line of Main Street; thence easterly along the southerly right-of-way line of Main Street to the easterly right-of-way line of Calhoun Street; thence northerly along the easterly right-of-way line of Calhoun Street to the point of beginning.

BE IT FURTHER RESOLVED that in all proceedings relating to the urban renewal of the above described area, the same shall

be referred to as the West Main Street Renewal Project Amended.

BE IT FURTHER RESOLVED that the Urban Renewal Plan for the West Main Street Renewal Project Amended, dated February 1, 1978, and consisting of 20 pages and _____ exhibits, be, and the same is hereby approved.

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of said City and its inhabitants and that the urban renewal of such area shown on the above described maps and plats under the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) will be of public utility and benefit, and that the Department of Redevelopment of the City of Fort Wayne will acquire all of such land and interests therein within said boundaries with the exception of those parcels to be excluded as indicated on maps of the area.

BE IT FURTHER RESOLVED that the urban renewal of such area be in accordance with the Urban Renewal Plan for the West Main Street Renewal Project Amended.

BE IT FURTHER RESOLVED that a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended, Section 18-7-7-14 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.

ADOPTED at a Regular Meeting of the Fort Wayne Redevelopment Commission held March 13, 1978 in the Board of Works Hearing Room on the Ninth Floor of the City-County Building, One Main Street, Fort Wayne, Indiana.

FORT WAYNE REDEVELOPMENT COMMISSION


Leonard M. Weinraub, President


Robert W. Hutner, Secretary

ATTEST:


Robert P. Turk, Executive Director

ADOPTED: March 13, 1978

CERTIFICATE OF RECORDING OFFICER

I, Robert W. Hutner, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true and
correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 13th day of March, 1978 at
4:30 P.M..

IN TESTIMONY WHEREOF, I have hereunto set my hand
this 13th day of March, 1978.


Robert W. Hutner, Secretary

URBAN RENEWAL PLAN

WEST MAIN STREET
AMENDED
RENEWAL PROJECT

FORT WAYNE, INDIANA

Fort Wayne Redevelopment Commission

WEST MAIN STREET
RENEWAL PROJECT AMENDED

URBAN RENEWAL PLAN

PREPARED FOR THE
FORT WAYNE REDEVELOPMENT COMMISSION

By RAYMOND, PARISH, PINE & WEINER, INC.
PLANNING & COMMUNITY DEVELOPMENT
CONSULTANTS

FEBRUARY 1, 1978

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MAPS

1. Project Boundary Map.
2. Land Acquisition Map.
3. Land Use Plan.
4. Right-of-Way Adjustment Plan.
5. Property Owners Map.

A. DESCRIPTION OF PROJECT AREA

The West Main Street Renewal Project Extended is bounded generally as follows and as depicted on Map No. 1, Project Boundary Map, and includes all that area within the West Main Street Renewal Project, dated November 1974 and recorded on June 5, 1975 as Instrument No. 75-10626:

BEGINNING at the point of intersection of the easterly right-of-way line of Calhoun Street and the southerly right-of-way line of the Norfolk and Western Railway Company;

Thence westerly along the southerly right-of-way line of the Norfolk and Western Railway Company to the westerly right-of-way line of Harrison Street;

Thence southerly along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Pearl Street;

Thence westerly along the northerly right-of-way line of Pearl Street to the westerly right-of-way line of Maiden Lane;

Thence southerly along the westerly right-of-way line of Maiden Lane to the northerly right-of-way line of Main Street;

Thence westerly along the northerly right-of-way line of Main Street to the easterly right-of-way line of Ewing Street;

Thence southerly along the easterly right-of-way line of Ewing Street to the northerly right-of-way line of Berry Street;

Thence easterly along the northerly right-of-way line of Berry Street to the westerly right-of-way line of Maiden Lane;

Thence northerly along the westerly right-of-way line of Maiden Lane to the southerly right-of-way line of Main Street;

Thence easterly along the southerly right-of-way line of Main Street to the easterly right-of-way line of Calhoun Street;

Thence northerly along the easterly right-of-way line of Calhoun Street to the POINT OF BEGINNING.

B. APPLICABILITY TO WEST MAIN STREET PROJECT

The Urban Renewal Plan for the West Main Street Project, dated November, 1974, and recorded June 5, 1975, as Instrument No. 75-10626, and amended by Resolution No. 75-83 dated November 29, 1975 by the Fort Wayne Redevelopment Commission, is hereby amended to include this document, entitled "West Main Street Renewal Project Amended" in its entirety. The various controls and regulations contained herein shall apply only to the area added to the West Main Street Project by this amendment.

C. STATEMENT OF PROJECT OBJECTIVES

1. General Objectives

- a. To preserve and restore an area of unique historic and architectural significance in Fort Wayne which has been designated an historic district pursuant to City ordinance.
- b. To promote the development of new uses and supporting facilities, in conjunction with historic preservation, to enhance the adjacent portion of the downtown.
- c. To encourage rehabilitation, reuse and conversion of existing historic structures for purposes compatible with their structural characteristics and downtown land uses.
- d. To provide improved pedestrian and vehicular circulation, adequate off-street parking and loading facilities and better relationship to mass transit.

2. Specific Objectives

- a. To restore the facades and rehabilitate the interiors of the buildings to remain on Columbia Street and Calhoun Street.
- b. To create a site for new office and commercial development on Main Street and a related parking structure.

- c. To develop active retail and restaurant uses,
at street level, in new and existing buildings
on Columbia Street.
- d. To widen Main Street between Calhoun Street and
Maiden Lane.
- e. To provide new sidewalks and pedestrian areas.

D. URBAN RENEWAL TECHNIQUES TO BE USED

1. Acquisition and Clearance

Conditions and reasons under which properties may be acquired and cleared are as follows:

- a. To remove buildings with major deficiencies which warrant clearance.
- b. To remove buildings with minor deficiencies in order to effectively remove blighting influences which include the following:
 - (1) Incompatible land uses or land use relationships.
 - (2) Overcrowding of structures on parcels.
 - (3) Obsolete buildings not suitable for conversion.
- c. To provide adequate sites for development, in accordance with the stated design criteria, to meet the goals and objectives of the overall plans for the area.
- d. The real property to be acquired for clearance is shown on the Land Acquisition Map (Map No. 2).

Such properties will be acquired unless future investigation indicates that they are not needed to achieve specific plan objectives or that the structures are rehabilitable in conformance with the overall plan, either by the owner or as provided in paragraph 2.b. below.

2. Rehabilitation

- a. All buildings not to be acquired shall be brought into compliance with all relevant codes and ordinances to the extent feasible based on their original construction. Any exterior rehabilitation or modifications shall be subject to review by the Redevelopment Commission as per Section E.5 hereof.

b. Any building not brought into compliance may be acquired by the Redevelopment Commission which shall either:

- (1) Rehabilitate said building for resale at fair market value.
- (2) Sell or lease the building at its fair market value for rehabilitation in accord with relevant city codes and the objectives of this Urban Renewal Plan.
- (3) Demolish the building and dispose of its site for reuse in accord with the Urban Renewal Plan.

3. Acquisition Policies

The Redevelopment Commission will follow the Land Acquisition Procedure set forth in the Redevelopment of Cities and Towns Act of 1953. This Act provides for the acquisition of land by the Redevelopment Commission through the exercise of the power of eminent domain should that be deemed necessary by the Commission.

4. Relocation Policies

All relocation benefits and services will be provided in accordance with the Uniform Relocation and Acquisition Policies Act of 1970.

5. Project Improvements

The provision of public improvements in the project area will be undertaken as required to accommodate new development and enhance the function and appearance of the project area. Such improvements will include, but not be limited to the following:

a. Relocation of Existing Utilities

Existing utilities (public and private) will be relocated when necessary to achieve project objectives. All utility relocations shall be underground.

b. New Utilities

When necessary to serve new or existing uses, new utilities will be provided. Any such new utilities shall be underground.

c. Streets and Sidewalks

New sidewalks, street trees and landscaped areas will be provided throughout the project area with particular emphasis on creating pedestrian amenities on Calhoun Street and Columbia Street. Main Street will be widened by approximately 20 feet and other streets will be rebuilt or repaved as necessary.

d. Parking Garages

A parking garage will be provided, if feasible, to meet the needs of new and existing uses within the project area as well as new or existing uses adjacent to

the project area. The size of the garage will be based on present and future needs of all uses within the service area.

e. Parks, Plazas and Pedestrian Bridges

Based on final plans for buildings within the project area, parks and plazas may be developed to provide open space, areas for pedestrians to congregate and appropriate settings for the various buildings.

E. LAND USE PLAN AND DEVELOPMENT CONTROLS

1. Land Use Plan

Map No. 3, "Land Use Plan" shows the proposed:

- a. Thoroughfares and street rights-of-way.
- b. Land Use Areas.

2. Land Use Provisions and Building Requirements

In order to achieve the objectives of this Urban Renewal Plan, the use of land in the Project Area will be subject to the regulations and controls specified in this section.

3. Permitted Uses

All land within the project area shall be designated Commercial Use and the following uses shall be permitted within the project area.

- a. Retail stores, offices and business and personal service establishments.
- b. Hotels, restaurants, taverns and related accessory uses and functions.
- c. Places of public assembly including, but not limited to banquet and meeting rooms, theatres, art galleries and related accessory uses and functions, and other appropriate public and quasi-public uses.
- d. Off-Street parking facilities, including parking garages.
- e. Parks, plazas, and open spaces.

- f. Residential uses, if located in buildings existing at the time of adoption of this Plan and if located on the second floor, or above, of such building.

4. Development Controls

a. Building Height

No building within 100 feet of Columbia Street shall exceed 60 feet in height and no other building shall exceed 300 feet in height.

b. Setbacks

No setbacks from street or property lines are required.

c. Parking

No off-street parking shall be required on the site of any particular use. However, prior to final approval of any development plan, the Fort Wayne Redevelopment Commission shall make a determination that sufficient parking to serve proposed uses is or will be available within 500 feet of the site.

d. Loading and Service

Servicing of all new buildings shall be off-street where feasible. Developers shall demonstrate that sufficient off-street loading will be provided to meet the needs of the specific reuse proposed, but in any event, at least one loading space shall be provided for each 40,000 square feet of gross floor area or major fraction thereof.

Each loading space shall be at least 40 feet long, 12 feet wide and 14 feet high. Off-street loading facilities shall be so designed as to discourage vehicles from backing into and servicing in public streets and across sidewalks, and shall be screened from adjacent streets.

e. Signs

All signs shall be incidental, customary to, and commonly associated with the principal use. Rooftop, flashing, moving or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices. No free standing signs shall be permitted. Signs attached to and parallel to a building shall not extend above or beyond the building facade and shall project no more than 18 inches from the wall to which it is attached. Signs perpendicular to a building facade shall extend no further than three feet from the facade, unless suspended beneath a marquee, covered walkway or arcade. The bottom of such signs shall be at least 8 feet above the sidewalk.

f. Other Regulations and Controls Applying to the Urban Renewal Area

- (1) In the event of any question regarding the meaning of the controls or other provisions of this Urban Renewal Plan, the interpretation

placed thereon by the Fort Wayne Redevelopment Commission shall be final and binding.

- (2) No use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable feature so as to be detrimental to the public health, safety or general welfare.
- (3) The Fort Wayne Redevelopment Commission may establish such interim uses as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, provided such interim use does not have an adverse effect upon the surrounding area.
- (4) Unless paved, all open areas shall be landscaped and maintained in an attractive condition.
- (5) There shall be no restriction of occupancy or use of any part of the project area or any facility constructed in the project area on the basis of race, creed, color, sex or national origin.

5. Review of Development Plans and Rehabilitation

Proposals

The Fort Wayne Redevelopment Commission shall review all proposals for new buildings or rehabilitation of existing buildings for compatibility with the project and design objectives and, in particular, the historic character of the area. In such review, the Authority may draw upon such technical assistance as it deems necessary.

The Authority shall inform all proposed developers of specific design requirements and objectives prior to the disposition of any project land. As soon as possible after the selection of a developer, the Authority shall inform him of required submission material in accord with its established review procedures.

For all proposed new buildings and rehabilitation of existing buildings, the site plan, exterior design of all buildings, architectural treatment, signs, landscaping and other items related to design objectives, shall be subject to the approval of the Fort Wayne Redevelopment Commission.

6. Zoning

The project area is presently zoned B3A General Business District A south of Columbia Street and M1 Light Industrial north of Columbia Street and west of Harrison Street.

No change in this zoning designation is proposed.

7. Duration of Controls

This plan, its regulations and requirements shall be in effect for fifty (50) years from the date of its adoption by the Fort Wayne Redevelopment Commission, City Council of Fort Wayne, City Plan Commission and other legally designated agencies.

F. OBLIGATIONS TO BE IMPOSED ON REDEVELOPERS

1. Land or buildings acquired by the Redevelopment Commission, City of Fort Wayne, will be disposed of subject to an agreement between the Commission and the developer or redeveloper. The developer or redeveloper will be required by the contractual agreement to observe the development controls. The developer or redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary plans, their review, and approval by the Redevelopment Commission, City of Fort Wayne, and other governing agencies.

In addition, the following provisions will be included in the agreement:

- a. That the developer or redeveloper will submit to the Commission a plan and schedule for the proposed development or redevelopment.
- b. That the purchase of the land is for the purpose of development or redevelopment and not for speculation.
- c. That the building or improvements will be completed within a reasonable time.
- d. That the developer or redeveloper, their successors or assigns, agree that there will be no discrimination

against any person or group of persons on account of race, creed, color, sex, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed or improvements erected or to be erected thereon. The above provision will be perpetual and will run with the land disposed of within the Project area by the Redevelopment Commission, City of Fort Wayne.

2. Additional controls, restrictions and building requirements may be imposed by the Redevelopment Commission, City of Fort Wayne, in its Notice to Bidders or Instructions to Bidders.

G. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

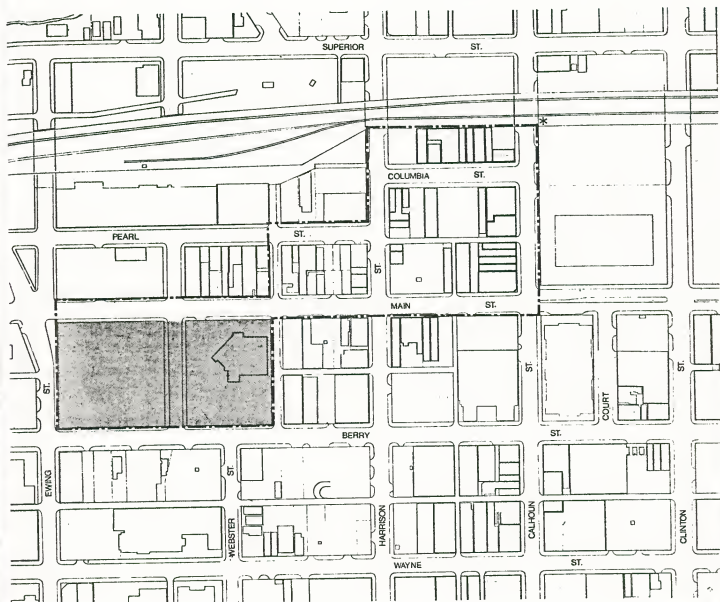
All provisions necessary to conform with State and Local Law have been complied with by this Plan and supporting documents as follows:

1. A resolution declaring the West Main Street Renewal Project Amended as a blighted, deteriorated, or deteriorating area has been adopted by the Fort Wayne Redevelopment Commission.
2. The Urban Renewal Plan indicates the extent and location of land acquisition, demolition, public improvements, rehabilitation and proposed redevelopment.
3. No zoning changes are required by the Plan.
4. The Plan sets forth the permitted land uses, densities, building requirements and other development controls.
5. The Plan conforms to the General Plan for the City as a whole and to definite local objectives. Specifically, a Development Plan for downtown was

prepared by the Redevelopment Commission in the fall of 1976. This plan indicated a development strategy for downtown, as well as specific land use and development proposals, transportation and parking proposals and a design framework. The "First Stage Development Plan" which includes the West Main Street Amended Renewal Area, was adopted by the Redevelopment Commission on November 8, 1976, reviewed by the City Plan Commission in November, 1976 and endorsed by the City Council on December 14, 1976.

H. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The Urban Renewal Plan may be modified or varied at any time by a resolution of the City of Fort Wayne Redevelopment Commission; provided, however, that any change directly and substantially affecting any property or contractual right vested in and by the effectuation of the Urban Renewal Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. It is further provided that if such written consent cannot be obtained or if the Redevelopment Commission deems the proposed change in the Urban Renewal Plan to be substantial, then the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.

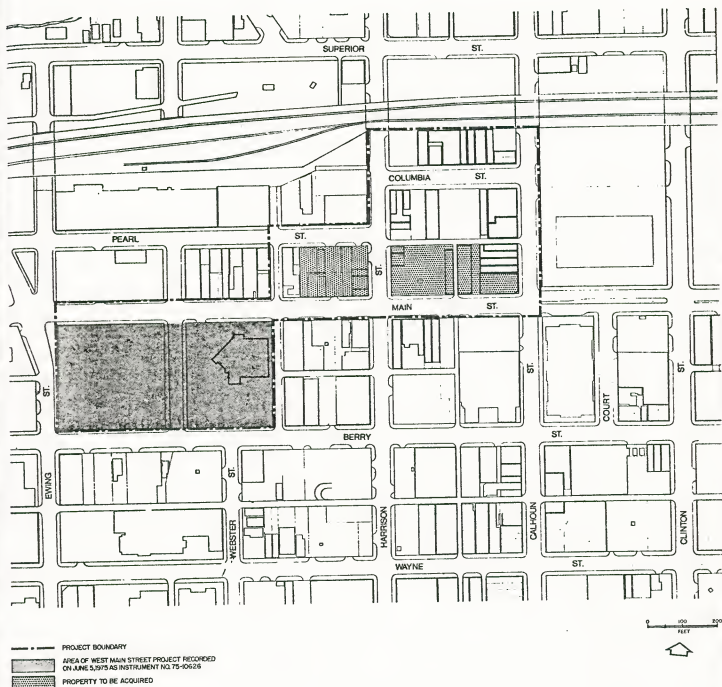


--- PROJECT BOUNDARY
 AREA OF WEST MAIN STREET PROJECT RECORDED
 ON JUNE 5, 1975 AS INSTRUMENT NO. 75-10626
 * POINT OF BEGINNING

Project Boundary Map West Main Street Renewal Project Amended

Fort Wayne Indiana
 Fort Wayne Redevelopment Commission

Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants
 February 1, 1978

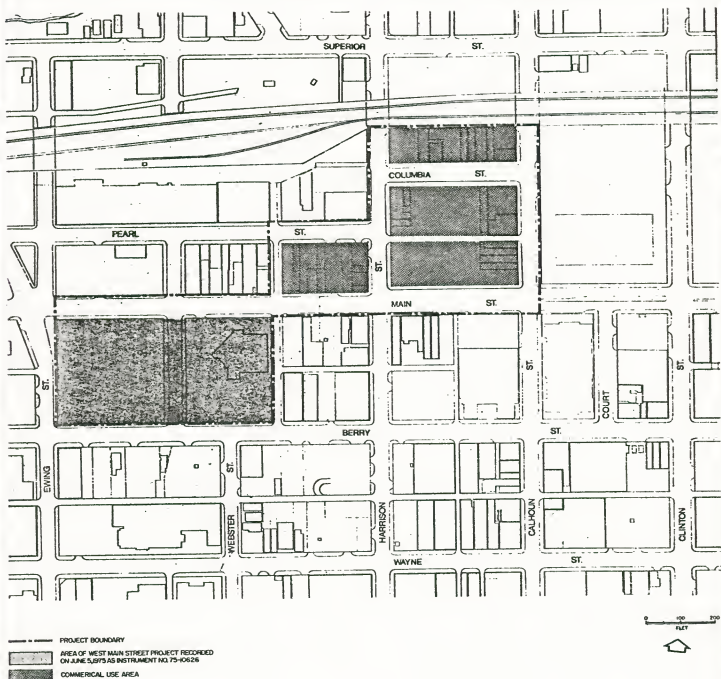


Land Acquisition Plan West Main Street Renewal Project Amended

Fort Wayne Indiana
 Fort Wayne Redevelopment Commission

Raymond, Parish, Prie & Weiner, Inc. Planning and Community Development Consultants

February 1, 1978

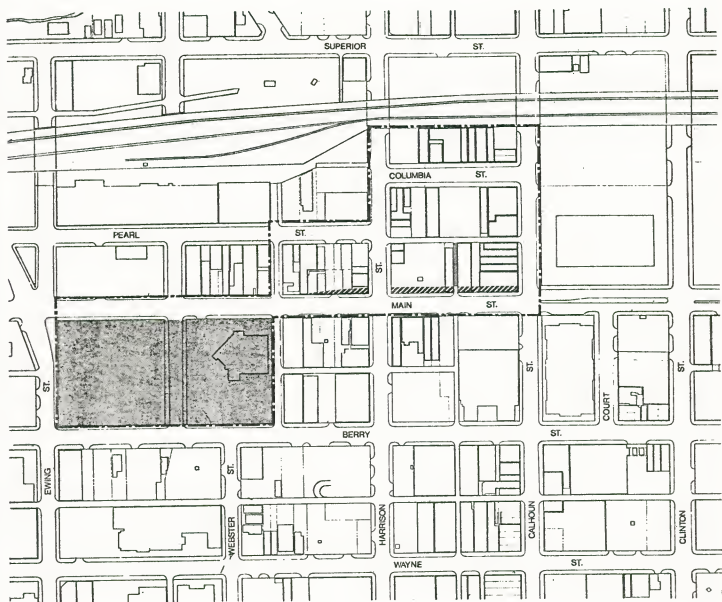


Land Use Plan West Main Street Renewal Project Amended

Fort Wayne Indiana
 Fort Wayne Redevelopment Commission

Raymond, Parish, Pine & Weiner, Inc., Planning and Community Development Consultants

February 1, 1978

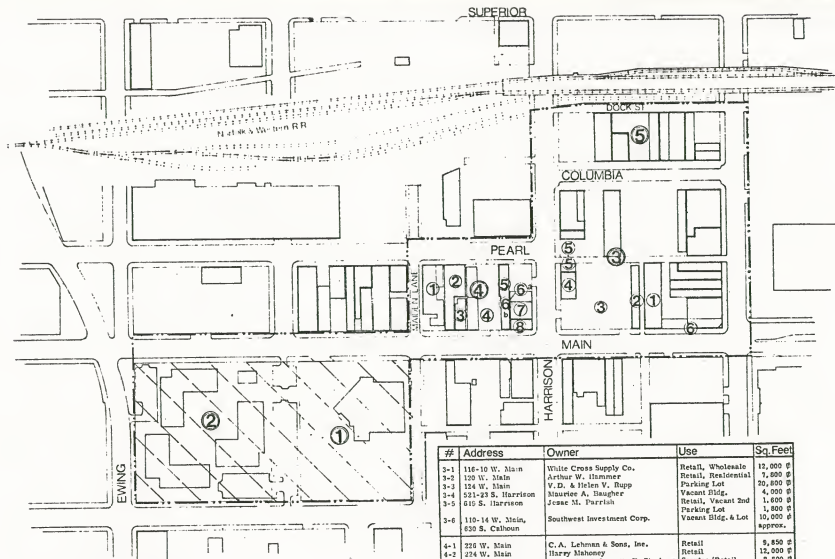


Right-of-way Adjustment Plan West Main Street Renewal Project Amended

Fort Wayne Indiana
Fort Wayne Redevelopment Commission

Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants

February 1, 1978



FORT WAYNE
REDEVELOPMENT
COMMISSION



DATE PROJECT TITLE

Property Owners Map

West Main Street Renewal Project Amended

Mar. 1977

SCALE 1 in. = 100 ft.
[Graphic scale bar showing 0, 50, 100 feet]

#	Address	Owner	Use	Sq. Feet
3-1	116-10 W. Main	White Cross Supply Co.	Retail, Wholesale	12,000 sq
3-2	120 W. Main	Arthur W. Hammer	Retail, Residential	7,000 sq
3-3	124 W. Main	V. D. & Helen V. Rupp	Parking Lot	70,800 sq
3-4	521-23 S. Harrison	Naurtee A. Haugher	Vacant Bldg.	4,000 sq
3-5	615 S. Harrison	Joan M. Parrish	Retail, Vacant 2nd Parking Lot	1,400 sq 1,800 sq
3-6	110-14 W. Main, 630 S. Calhoun	Southwest Investment Corp.	Vacant Bldg. & Lot	10,000 sq approx.
4-1	226 W. Main	C. A. Lehman & Sons, Inc.	Retail	5,850 sq
4-2	224 W. Main	Harry Klabinsky	Retail	12,000 sq
4-3	230 W. Main	Winton W. & Jeanette E. Stephens	Service/Retail	2,600 sq
4-4	217 Pearl	Wayne Hardware Co., Inc.	Wholesale	1,800 sq
4-5	1-5 Pearl	Hidgwa, Inc.	Retail	5,623 sq
4-6	406-508 S. Harrison	Leslie A. & Joan J. Willig	Vacant Bldg.	2,000 sq
4-6a	208 W. Main	August A. Willig & Chin Wing Ting	Retail, Residential	4,500 sq
4-7	630 S. Harrison	Frank P. Dell	Retail	6,000 sq
4-8	634 S. Harrison	David J. Mills	Retail	3,750 sq

- ① Block Number
① Parcel Number
[Shaded area] West Main St. Project
Instrument 75-10626
Recorded on Jun. 1975
[Dashed line] Project Boundary

FORT WAYNE REDEVELOPMENT COMMISSION

COMMISSIONERS	TRUSTEES
Leonard M. Weinraub	Jerome J. O'Dowd
Hana L. Stith	John D. Shoaff
Robert W. Hutner	Emily Bedree
Henry F. Rood	Melvin H. Borcharding
John L. Andreas	Oren L. Collins

One Main Street · City-County Building · Fort Wayne, Indiana 46802 · 219/423-7564

May 10, 1978

Mr. Charles W. Westerman
City Clerk
Room 122
City-County Building
One Main Street
Fort Wayne, Indiana 46802



Dear Mr. Westerman:

We have requested that the City Plan Commission complete its approval action on the West Main Street Renewal Project Amended at its next regular meeting on the 22nd of May. This is based on the recent street design prepared by the City Engineer which will allow the retention of the property at 226 West Main Street. Please note the attached letter to the Plan Commission.

We are, therefore, requesting that we be placed on the Council agenda for May 23, 1978 so that the City Council can consider a resolution to approve the West Main Street Renewal Project Amended.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Robert P. Turk", is written over the typed name.

Robert P. Turk
Executive Director

RPT/mbv
Attachment

cc Mr. John Stafford, Division of Long Range Planning & Zoning

FORT WAYNE REDEVELOPMENT COMMISSION

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One Main Street · City-County Building · Fort Wayne, Indiana 46802 · 219/423-7564

May 10, 1978

Mr. John Stafford
Director
Division of Long Range Planning & Zoning
Department of Community Development & Planning
Room 830
City-County Building
Fort Wayne, Indiana 46802

RE: West Main Street Renewal Project Amended
Fort Wayne City Plan Commission Resolution
Dated March 27, 1978

Dear John:

Please be advised that the Redevelopment Commission and the City Engineer have resolved the general street design for West Main Street. This design will permit the retention of the property at 226 West Main Street. At the same time, this will permit the construction of a widened West Main Street in a manner that is satisfactory to the City Engineer.

I, therefore, request that the City Plan Commission act to recognize that the exception noted in their Resolution, dated March 27, 1978, has been resolved; and further, that the City Plan Commission forward to the City Council a proposed resolution approving the Urban Renewal Plan. This will permit us to proceed with the West Main Street Renewal Project Amended.

Sincerely yours,

Robert P. Turk
Executive Director

RPT/mbv

cc Mr. Howard A. Biggs, City Engineer
Mr. Charles W. Westerman, City Clerk

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: April 11, 1978

TO: Mr. Charles W. Westerman, City Clerk

FROM: Robert P. Turk, Executive Director

SUBJECT: Resolution Regarding West Main Street
Renewal Plan Amended

9-78-01-03
R-78-05-09

*Filed
under
notified
by Mr. Turk*

It is requested that the above resolution be tabled at this meeting and presented at a later meeting. I will be present to explain the reason for requesting this action.

RPT/mbv



DIGEST SHEETR-78-05-24
~~7-18-01-23~~RESOLUTION
TITLE OF ~~ORDINANCE~~ ~~RESOLUTION~~ Declaratory Resolution No. 78-13 for the West MainStreet Renewal Project Amended
RESOLUTION
DEPARTMENT REQUESTING ~~ORDINANCE~~ City Plan CommissionRESOLUTION
SYNOPSIS OF ~~ORDINANCE~~ ~~RESOLUTION~~ A Resolution from the City Plan Commission

pertaining to Fort Wayne Redevelopment Commission's Resolution No.

78-13 for the West Main Street Renewal Project Amended. The City

Plan Commission approved this Resolution at their Regular Meeting

on March 27, 1978.

EFFECT OF PASSAGE _____

EFFECT OF NON-PASSAGE _____

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____

J. J. J.